

Exhibit A

COPY

Union Center Realty, LLC
952 Wilkes Barre Township Boulevard
Wilkes - Barre, PA 18702

April 26, 2019

Sears Holding Corp.
Property Tax Dept: B2-110A
3333 Beverly Road
Hoffman Estates, IL 60179

ATTENTION: Property Tax Department

REGARDING: Kmart #3268
910 Wilkes Barre Township Boulevard
Wilkes - Barre, PA 18702

Enclosed are the following documents for your review:

- Summary of Balances Due to Union Center Realty Company LLC: **Total \$61,179.77**
- Statement Detailing the **2018 PAST DUE Balance Owed of \$42,642.99**
- Statement Detailing the 2019 Current Amount Due of **\$18,536.78**

In accordance with the terms of your lease all balances due for the outstanding balances detailed on the attached statements are due upon receipt.

**The 2018 Outstanding Balance of \$42,642.99 is 230 DAYS PAST DUE
as of the date of this correspondence.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 570-704-4223 extension 211 or our Attorney Morris Raub at 570-704-4257 extension 106.

Thank you.

Sincerely,



Andrea Gussett
Accounting Department

cc: Attorney Morris Raub
cc: Sally Shipierski, CFO

UNION CENTER REALTY LLC
952 WILKES-BARRE TWP BLVD
WILKES-BARRE PA 18702

INVOICE	2019 CTY TAX
Date	4/18/2019

Customer:

SEARS HOLDING CORP
3333 BEVERLY ROAD
BC-131A
HOFFMAN ESTATES IL 60179

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
Description: 2019 CTY TAX	KMA110			FIRST OF MONTH Amount \$16,040.73

Subtotal	\$16,040.73
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Payment	\$0.00
Total Due	\$16,040.73

**PAYMENT DUE
UPON RECEIPT**

Bill Date: 02/04/2019

Wilkes-Barre Township Tax Collector
150 Watson Street
Wilkes-Barre, PA 18702

Telephone: 570-208-4635 Ext. 103 Email: mariaz831@live.com

125052-2

69-110 -00A-08C-000 1255
UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE, PA 18702

2019 COUNTY & MUNICIPAL
REAL ESTATE TAX BILL
Wilkes-Barre Township – Luzerne County

Control No: 69019-1

Tax Bill No: 1265

Parcel Number: 69-110 -00A-08C-000

Approx. Property Loc.: ROUTE 00309
Property Description: 69-C-2-R-D58-2-D1-2**Assessment:**

Land =	600000
Building =	1200000
Total =	1800000

Office Hours:
MONDAY THRU FRIDAY 8:30AM TO 3:30PM.
CHECKS MADE PAYABLE TO WILKES BARRE TWP
CHECKS AND MONEY ORDERS ONLY NO CASH

RECEIVED FEB 18 '19

No Partial Payments Accepted.

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL
Wilkes-Barre Township – Luzerne County
Parcel Number: 69-110 -00A-08C-000

Control No: 69019-1

TAXPAYER COPY

Tax Bill No: 1265

Tax Description	Assessment	Rate	Discount (-\$272.71)	Face	Penalty (+\$1363.57)
County R/E Municipal R/E	1800000	5.97540 1.60000	\$ 10540.61 \$ 2822.40	\$ 10755.72 \$ 2880.00	\$ 11831.29 \$ 3168.00

Payment requested from:

UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE, PA 18702

If paying after December 15th: Only official bank
checks or certified checks will be accepted.

PAY THIS AMOUNT ➡

OK ✓
2-13-19

IF PAID BY
04/03/2019IF PAID BY
06/03/2019IF PAID AFTER
06/03/2019

\$ 13363.01 \$ 13635.72 \$ 14999.29

Liens Will Be Filed After: 12/31/2019

For a receipt, please return entire bill with payment
and a self-addressed stamped envelope.

Payable to: Wilkes-Barre Township Tax Collector
150 Watson Street, Wilkes-Barre, PA 18702

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL
Wilkes-Barre Township – Luzerne County
Parcel Number: 69-110 -00A-08C-000

Control No: 69019-1

TAX COLLECTOR COPY

Tax Bill No: 1265

Tax Description	Assessment	Rate	Discount (-\$272.71)	Face	Penalty (+\$1363.57)
County R/E Municipal R/E	1800000	5.97540 1.60000	\$ 10540.61 \$ 2822.40	\$ 10755.72 \$ 2880.00	\$ 11831.29 \$ 3168.00

Payment requested from:

UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE, PA 18702

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Payable to: Wilkes-Barre Township Tax Collector
150 Watson Street Wilkes-Barre PA 18702

Bill Date: 02/04/2019

Wilkes-Barre Township Tax Collector
150 Watson Street
Wilkes-Barre, PA 18702

Telephone: 570-208-4635 Ext. 103 Email: mariaz831@live.com

T17 B27 P *****SINGLE-PIECE
69-110 -00A-08B-000 1264
UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE, PA 18702

2019 COUNTY & MUNICIPAL
REAL ESTATE TAX BILL
Wilkes-Barre Township - Luzerne County

Control No: 69019-1

Tax Bill No: 1264

Parcel Number: 69-110 -00A-08B-000

Approx. Property Loc.: ROUTE 00309

Property Description: 69-C-2-R-D58-D2-2

Assessment:

Land =	700000
Building =	0
Total =	700000

Office Hours:

MONDAY THRU FRIDAY 8:30AM TO 3:30PM.
CHECKS MADE PAYABLE TO WILKES BARRE TWP
CHECKS AND MONEY ORDERS ONLY NO CASH

RECEIVED FEB 13 2019

No Partial Payments Accepted

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL
Wilkes-Barre Township - Luzerne County
Parcel Number: 69-110 -00A-08B-000

Tax Description	Assessment	Rate	Discount (-\$106.06)	Face	Penalty (+\$530.28)
County R/E Municipal R/E	700000	5.97540 1.60000	\$ 4099.12 \$ 1097.60	\$ 4182.78 \$ 1120.00	\$ 4601.06 \$ 1232.00

Payment requested from:

UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE, PA 18702

If paying after December 15th: Only official bank checks or certified checks will be accepted.

PAY THIS AMOUNT ➔

OK ✓
2-13-19

IF PAID BY 04/03/2019	IF PAID BY 06/03/2019	IF PAID AFTER 06/03/2019
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\$ 5196.72 \$ 5302.78 \$ 5833.06

Liens Will Be Filed After: 12/31/2019

For a receipt, please return entire bill with payment and a self-addressed stamped envelope.

Payable to: Wilkes-Barre Township Tax Collector
150 Watson Street, Wilkes-Barre, PA 18702

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL
Wilkes-Barre Township - Luzerne County
Parcel Number: 69-110 -00A-08B-000

Tax Description	Assessment	Rate	Discount (-\$106.06)	Face	Penalty (+\$530.28)
County R/E Municipal R/E	700000	5.97540 1.60000	\$ 4099.12 \$ 1097.60	\$ 4182.78 \$ 1120.00	\$ 4601.06 \$ 1232.00

Payment requested from:

UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE, PA 18702

If paying after December 15th: Only official bank checks or certified checks will be accepted.

PAY THIS AMOUNT ➔

IF PAID BY 04/03/2019	IF PAID BY 06/03/2019	IF PAID AFTER 06/03/2019
--------------------------	--------------------------	-----------------------------

\$ 5196.72 \$ 5302.78 \$ 5833.06

Liens Will Be Filed After: 12/31/2019

For a receipt, please return entire bill with payment and a self-addressed stamped envelope.

Payable to: Wilkes-Barre Township Tax Collector
150 Watson Street, Wilkes-Barre, PA 18702

UNPAID VOUCHER DETAILS		Payment Number	Check Date	Document Number	2141
Our Voucher Number	Date	Amount	Amount Paid	Discount	Net Amount Paid
19 CTY TAX #1264	2/15/2019	\$5,196.72	\$5,196.72	\$0.00	\$5,196.72
19 CTY TAX #1265	2/15/2019	\$13,363.01	\$13,363.01	\$0.00	\$13,363.01
		\$18,559.73	\$18,559.73	\$0.00	\$18,559.73

UNION CENTER REALTY LLC
952 WILKES-BARRE TWP BLVD
WILKES-BARRE PA 18702

INVOICE	WVSA (3268)
Date	4/18/2019

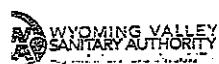
Customer:

SEARS HOLDING CORP
3333 BEVERLY ROAD
BC-131A
HOFFMAN ESTATES IL 60179

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
Description: WVSA (3268)	KMA110			FIRST OF MONTH Amount \$1,420.73

**PAYMENT DUE
UPON RECEIPT**

Subtotal	\$1,420.73
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Payment	\$0.00
Total Due	\$1,420.73



WYOMING VALLEY
SANITARY AUTHORITY

PO BOX 33A

WILKES-BARRE PA 18702-1333

CT NO. 666-0

SW-TIER 3 QTR 1 YR 7

75 SERVICE LOCATION

ROUTE 309 (3248)

125.0 175920

W MARY QUARTERLY 412.19

RMWATER QUARTERLY 875.90

PAYMENT OPTIONS

QUARTERLY SANITARY & YEARLY STORMWATER

4% DISCOUNT 3908.29

QUARTERLY SANITARY & QUARTERLY STORMWATER

1420.73

ON 4/29/19

COST

HOLD THIS PORTION FOR YOUR RECORDS

MC	ACCOUNT NO.	766-0		
/5	UNITS	OWNER	BILL	YEAR
1	3	1	19	

1ST QUARTER PAYMENT OPTION TOTAL
WITH 4% YEARLY STORMWATER DISCOUNT

3908.29 DUE ON 4/29/19

ADDRESS
SERVICE
REQUESTED

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
WILKES-BARRE, PA
PERMIT NO. 258

PREVIOUS CHARGE	PENALTY	INTEREST	CURR SANITARY	CURR STORMWATER
80.04	52.60		412.19	875.90
STORMWATER CREDIT CODES APPLIED				SEE WWSA.ORG FOR DETAILS
TOTAL DUE ON	4/29/19	TOTAL DUE	1420.73	

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LIEN COST

UNION CENTER REALTY LLC
952 WILKES BARRE TWP BLVD
WILKES BARRE PA 18702-6162

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UNION CENTER REALTY LLC
952 WILKES-BARRE TWP BLVD
WILKES-BARRE PA 18702

INVOICE	WB SEWER FEE
Date	4/18/2019

Customer:

SEARS HOLDING CORP
3333 BEVERLY ROAD
BC-131A
HOFFMAN ESTATES IL 60179

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
Description: WB SEWER FEE	KMA110			FIRST OF MONTH Amount \$1,075.32

**PAYMENT DUE
UPON RECEIPT**

Subtotal	\$1,075.32
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Payment	\$0.00
Total Due	\$1,075.32

SEWER MAINTENANCE FEE
PO Box 1637
Wilkes Barre PA 18703-1637
(570) 825-5095

PAGE 10 OF 10			ADDRESS REQUESTED	FIRST CLASS MAIL U.S. POSTAGE PAID WILKES-BARRE, PA PERMIT NO. 238
UNITS	MUNIC	BILL QTR	YEAR	

ACCOUNT NO.		
UNITS	MUNIC	BILL QTR
1	75	2

BALANCE DUE YEARLY PAYMENT

REFUND DUE ON OR BEFORE

Flow 55.0

NET BILL 1075.32

DUE ON OR BEFORE 5/28/19

GROSS BILL 1091.65

DUE AFTER 5/28/19

LIEN COST

SERVICE LOCATION

ROUTE 309 (3268)

KEEP THIS PORTION FOR YOUR RECORDS

PREVIOUS CHARGE	PENALTY	INTEREST	CURRENT CHARGE
869.06	36.07	6.93	1091.65
TOTAL DUE ON OR BEFORE	5/28/19		1075.32
TOTAL DUE AFTER	5/28/19		1091.65

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT LIEN COST

UNION CENTER REALTY LLC

952 WILKES BARRE TWP BLVD

WILKES BARRE PA 18702-6162